

# BUSINESS FOR SALE

Exclusive SelBiz® Corporation Listing - You are obligated to keep the herein information & attachments confidential



**SelBiz® Corporation**  
223 W. Anderson Lane  
Suite B-507  
Austin Texas 78752

Tel: 512-450-1972  
Fax: 512-450-0108  
E-Mail: selbiz@aol.com



To preview  
more  
Listings  
visit:

**SelBiz.com**

## DOWNTOWN AUSTIN BAR

Listing # F-650-429

<b>Business:</b>	Very elegant type bar. Cater to mature audience. Special connection with Austin artists. Nightly entertainment + dancing Live & D.J. has VIP section. State of the art, security, lighting and music systems.
<b>Established:</b>	2006
<b>Present Owner:</b>	2006
<b>Employees:</b>	Owner + 4-8 p/t as needed
<b>Building:</b>	Inside a commercial building
<b>Reason for sale:</b>	Take more time than expected.
<b>Customers:</b>	Variety of mature people.
<b>Premises:</b>	4,250 sq. ft.
<b>Parking:</b>	Street, garage and parking lots.
<b>Lease:</b>	Total Monthly rent \$7,250 expires 2011 + 3 years option.
<b>Why should you buy this business?!</b>	
<ul style="list-style-type: none"> <li>✓ Profitable</li> <li>✓ Establish with regular customers</li> <li>✓ Location &amp; interiors</li> <li>✓ Turn Key Operation</li> </ul>	

## Business Potential

Owner marketing only via fliers.

If you want more business, advertise in the Chronicle and the Onion publications and radio spots.

## Location

Located in down town in the music and entertainment district.

Lots of foot & car traffic in this street.

Good signage provides visibility.

### NOTE to potential buyers:

The owner will not permit us to disclose the name or any other info unless you submit financial information to show you can buy it and qualify for the lease. We cannot play here "What comes first the chicken or the egg" your information is confidential.

Asking Price:	\$ 299,000
Down Payment:	\$
Terms:	
Annual Gross Sales:	\$ 838,659
Annual Profits:	\$ 167,147
Fixtures & other assets: included in the sales price:	\$ 260,000 + \$10,000 in liquor